

SITE PLAN REVIEW AGENDA

Tuesday, August 22, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-06-17-18**
Applicant: Luke Dutton (34 Elton LLC)
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Requirement for Site Plan Review: 120-191D(3)(a)[5]: Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots in Section 120-173F.
Site Plan Type: Minor
Quadrant: SE
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

File #: **SP-07-17-18**
Applicant: Mike Cavallaro (First Choice Collision, Inc.)
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Requirement for Site Plan Review: 120-191D(3)(b)[3]: The development of any sites devoted to vehicle repair.
Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-08-17-18**
Applicant: Reza Hourmanesh (GRH Architecture, Engineering, and Construction)
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Requirement for Site Plan Review: 120-191D(3)(b)[3]: The redevelopment of any sites devoted to vehicle repair.

Site Plan Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Type 2: 6 CRR-NY 617.5(c)7 and 9
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: C-2 and M-1
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-32-16-17**
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Rezoning approved by City Council 8-15-2017. Site Plan review in progress

File #: **SP-33-16-17**
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-31-16-17**
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights

Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Rezoning approved by City Council 8-15-2017. Site Plan review in progress

File #: **SP-30-16-17**
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Project modified, Site Plan review no longer required. Site Plan review terminated.

File #: **SP-29-16-17**
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Rezoning approved by City Council 8-15-2017. Site Plan review in progress

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Design modified due to neighborhood input. Neighborhood meeting held 8-3-2017. Applicant working on revised drawings.

File #: SP-38-15-16
Address: [359](#), 365, 371 and 377 Whitney Street
Zoning District: M-1
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for applicant to pay taxes so that resubdivision application can be processed. Site Plan approval pending

File #: SP-07-16-17
Address: [360 Alexander Street](#)
Zoning District: R-2
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Waiting for revised drawings from applicant

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: C-1
Description: To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: SP-01-16-17
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: M-1, C-2
Description: Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

Contact Person: Jason Haremza, 585-428-7761, jason.haremza@cityofrochester.gov
Notes: Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None